



## CORPORATION WARRANTY DEED

ED MILLER & SONS, INC., a Nebraska corporation, "Grantor", in consideration of Eight Thousand Two Hundred and Fifty (\$8,250.00) Dollars received from Grantee, conveys to R & H DWELLINGS, INC., a Nebraska corporation, "Grantee", the following described real estate (as defined in Neb. Rev. Stat. §76-201):

The West 145 Feet of the South 125 Feet of Lot 37, Country Meadows First Addition, a subdivision located in part of Section 6, Township 15 North, Range 10 East of the 6th P.M., Douglas County, Nebraska;

Together with an easement for roadway and sewer purposes over, through and across a strip of land 50 feet in width described as the West 145 Feet of the North 50 Feet of the South 175 Feet of said Lot 37, Country Meadows First Addition, Douglas County, Nebraska; said easement to be a permanent appurtenance to the premises above, to run with the land, except in the event that the owners of such strip shall dedicate all of the same to the public as a street, in which event this easement shall terminate. Grantees, their successors and assigns shall have the right to pave, construct, repair, reconstruct and maintain a roadway over such strip and to emplace sewer pipes, drains and connections thereunder, at their own cost and expense; provided further, that if the whole of the said strip is not developed for use as a roadway initially, then the initial paving shall occur upon the South 25 feet of the easement area described above;

Subject, however, to reservation by Grantor of a permanent non-exclusive utility easement over, through and across the North 10 Feet of the West 145 Feet of the South 125 Feet of said Lot 37; Grantor, its successors and assigns may further grant non-exclusive rights in said retained easement area to any public or quasi-public utility company or authority including, without limitation, Northwestern Bell Telephone Company and Omaha Public Power District.

Grantor covenants with Grantees that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances, subject only to a pro-rated share of taxes

205 Sunset Valley

becoming delinquent in 1983 and to easements, restrictions and covenants of record;

- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: March 8, 1983.

ED MILLER & SONS, INC., Grantor

Attest:

Larry K. Miller  
Larry K. Miller - Vice-President

by: Ed Miller, Jr.  
Ed Miller, Jr. - Chairman

STATE OF NEBRASKA )  
 ) ss  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me on March 8, 1983, by Ed Miller, Jr. and by Larry K. Miller, Chairman and Vice-President, respectively, of ED MILLER & SONS, INC., a Nebraska corporation, on behalf of the corporation.

Stan M. Bratz  
Notary Public

Commission Expires:



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C. HAROLD OSTLER  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

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of deed

Fee 6.25

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